

## GENERAL NOTES

1. ( ) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
3. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
4. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
5. ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
6. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
7. ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SCREENING TO BE PROVIDED BY A CONTINUOUS FENCE WITH A HEIGHT OF SIX FEET.
8. A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
9. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
10. THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADWAY SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
11. BOUNDARY DERIVED FROM BOUNDARY SURVEY PREPARED BY MILESTONE DESIGN GROUP, INC. DATED 3/18/08.
12. CAPACITY CHARGES TO BE CALCULATED.
13. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND/OR KOOH PRIOR TO CONSTRUCTION APPROVAL.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. CORPS OF ENGINEERS APPROVAL REQUIRED FOR POSSIBLE WETLANDS ON-SITE.
16. STORMWATER DETENTION TO BE PROVIDED ON-SITE.
17. VERIFY CAPACITY OF EXISTING SYSTEM ALONG THE FLOODWALL.
18. EASEMENTS REQUIRED FOR SYSTEM ALONG THE FLOODWALL.
19. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
20. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY.
21. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
22. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
23. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
24. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
25. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
26. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
27. EXISTING CONDITIONAL USE PERMIT FOR TRACT 2 TO BE ABANDONED (DOCKET #B-74-02).
28. ALL PROPOSED SIDEWALKS SHOWN ARE FIVE FEET IN WIDTH EXCEPT THOSE WITHIN THE RIGHT-OF-WAY OF ASHBY LANE WHICH ARE FOUR FEET IN WIDTH.
29. LOWER RIVER ROAD SHOULDER IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 6-8 FT. SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
30. RADIISES FOR THE ENTRANCE SHOULD BE 35 FT. MINIMUM WITHIN STATE RIGHT-OF-WAY.
31. SIDEWALK HANDICAP RAMPS AT INTERSECTIONS AND ENTRANCES TO BE LOCATED IN FRONT OF PROPOSED STOP BAR LOCATIONS PER PUBLIC WORKS STANDARDS.
32. INTERNAL STUBS (BOTH VEHICULAR AND PEDESTRIAN) SHALL BE PROVIDED ALONG WITH CROSSOVER EASEMENTS/AGREEMENTS TO ADJACENT CHURCH PROPERTIES FOR POTENTIAL FUTURE DRIVEWAY CONNECTIONS AT THE TIME OF REDEVELOPMENT OF COMPATIBLE LAND USES.
33. TRACT 2 (WEST SIDE) SHALL BE CONSTRUCTED AS PHASE I. IMPROVEMENTS TO ASHBY LANE (WEST SIDE) SHALL BE CONSTRUCTED WITH PHASE 1.
34. TRACT 1 (EAST SIDE) SHALL BE CONSTRUCTED AS PHASE 2. IMPROVEMENTS TO ASHBY LANE (EAST SIDE) SHALL BE CONSTRUCTED WITH PHASE 2.
35. RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT FOR THE ASHBY LANE (WEST SIDE) EXTENSION.

## INCREASED RUNOFF CALCULATIONS TRACT 1

Cpre = 0.26  
Cpost = 0.56  
AREA = 8.94 AC  
(0.56 - 0.26) X 2.9/12 X 8.94 AC = 0.65 AC-FT

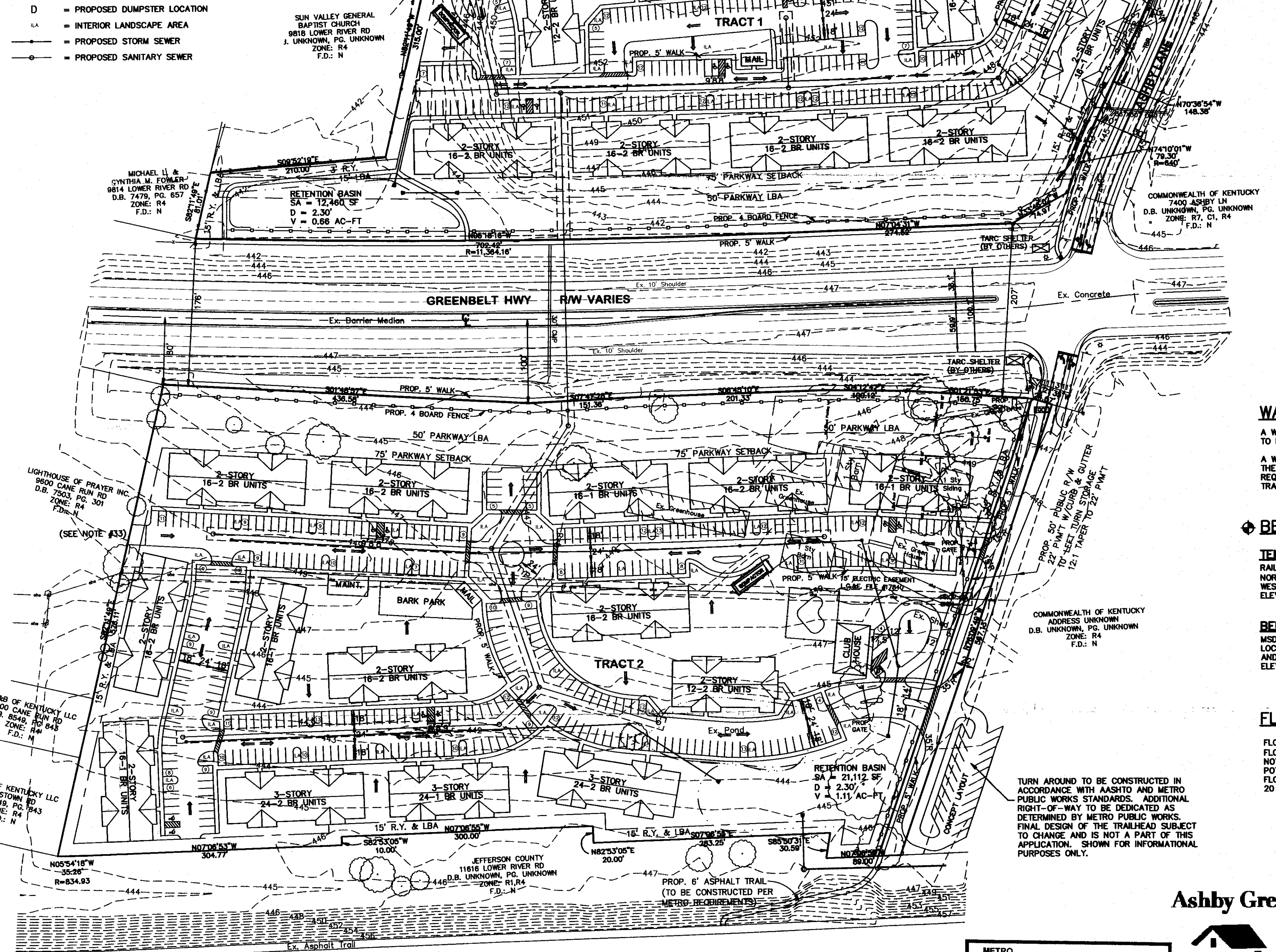
## INCREASED RUNOFF CALCULATIONS TRACT 2

Cpre = 0.26  
Cpost = 0.61  
AREA = 12.72 AC  
(0.61 - 0.26) X 2.9/12 X 12.72 AC = 1.08 AC-FT

## LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. ELECTRIC MANHOLE
- EX. OVERHEAD ELECTRIC
- EX. LIGHT POST
- EX. SANITARY SEWER
- EX. BUS STOP SIGN
- PARKING COUNT
- TEMPORARY GRAVEL
- CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE INLET
- DIRECTION OF STORM WATER FLOW
- PROPOSED DUMPSTER LOCATION
- INTERIOR LANDSCAPE AREA
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER

**NOTICE**  
PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN.



## PROJECT SUMMARY (TRACT 1)

EXISTING FORM DISTRICT	N
EXISTING ZONE	R-4
EXISTING USE	VACANT
PROPOSED ZONE	MULTI-FAMILY RESIDENTIAL
MAX. BUILDING HEIGHT	45'
GROSS ACREAGE	8.94 AC.
NET ACREAGE	8.19 AC.
TOTAL BUILDING S.F.	165,056
FLOOR AREA RATIO	0.43
V.U.A.	72,338 S.F.
I.L.A. REQUIRED (7.5%)	5,425 S.F.
GROSS DENSITY	9,530 S.F./ACRE
NET DENSITY	15.66 D.U./ACRE
	17.09 D.U./ACRE

## PARKING SUMMARY (TRACT 1)

PARKING REQUIRED	140 D.U.
NUMBER OF UNITS	210 SPACES
MIN. (1.5 SPACE/1 D.U.)	210 SPACES
MAX. (3 SPACE/1 D.U.)	420 SPACES
PARKING PROVIDED	
STANDARD SPACES	203 SPACES
HANDICAP SPACES	7 SPACES
TOTAL PROVIDED	210 SPACES

## PROJECT SUMMARY (TRACT 2)

EXISTING FORM DISTRICT	N
EXISTING ZONE	R-4
EXISTING USE	FARM/RESIDENCE
PROPOSED ZONE	MULTI-FAMILY RESIDENTIAL
MAX. BUILDING HEIGHT	45'
GROSS ACREAGE	12.72 AC.
NET ACREAGE	12.59 AC.
TOTAL BUILDING S.F.	287,466
FLOOR AREA RATIO	0.52
V.U.A.	136,507 S.F.
I.L.A. REQUIRED (7.5%)	10,238 S.F.
GROSS DENSITY	19.18 D.U./ACRE
NET DENSITY	19.09 D.U./ACRE

## PARKING SUMMARY (TRACT 2)

PARKING REQUIRED	244 D.U.
NUMBER OF UNITS	366 SPACES
MIN. (1.5 SPACE/1 D.U.)	366 SPACES
MAX. (3 SPACE/1 D.U.)	732 SPACES
PARKING PROVIDED	
STANDARD SPACES	359 SPACES
HANDICAP SPACES	9 SPACES
TOTAL PROVIDED	368 SPACES

\*NOTE: NET CALCULATIONS ARE AFTER RIGHT-OF-WAY DEDICATION.

## WAIVERS REQUESTED

A WAIVER IS REQUESTED OF 5.8.1A & 5.3.1B2D OF THE LAND DEVELOPMENT CODE TO PERMIT SECURITY GATES AS SHOWN ON BOTH TRACTS 1 AND 2.

A WAIVER IS REQUESTED OF 10.2.4B OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED RETENTION BASIN EASEMENT TO ENCROACH MORE THAN 50% OF THE REQUIRED WIDTH OF THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA FOR BOTH TRACTS 1 AND 2.

## BENCHMARK

**TEMPORARY BENCHMARK**  
RAILROAD SPIKE SET IN POWER POLE  
NORTH SIDE OF ASHBY LANE, 120' ±  
WEST OF LOWER RIVER ROAD.  
ELEVATION 444.71 NAVD 88 DATUM.

## BENCHMARK SOURCE

MSD CONTROL MONUMENT STA. AZBU 0701-2001  
LOCATED AT THE INTERSECTION OF TRADE PORT DRIVE  
AND JOHNSONTOWN ROAD.  
ELEVATION 438.11 NAVD 88 DATUM.

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Robert M. Jones*  
DATE: 6/17/09

LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## FLOOD PLAIN NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL PRELIMINARY APPROVAL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C01046, DATED DEC 20 06.

## DETAILED DISTRICT DEVELOPMENT PLAN

## ASHBY GREEN APARTMENT HOMES

7401 ASHBY LANE  
LOUISVILLE, KENTUCKY 40272

FOR

OWNER:  
JAMES E. JONES &  
PEGGY S. RIDGON  
7401 ASHBY LANE  
LOUISVILLE, KENTUCKY 40272  
D.B. 6963 Pg. 0728  
TAX BLOCK 1047, LOT 116 & 1057

DEVELOPER:  
WM ASHBY, LLC  
193 TANYARD PARK PLACE  
LOUISVILLE, KENTUCKY 40229

## TREE CANOPY CALCULATIONS TRACT 1

CLASS: C  
SITE AREA: 8.94 AC (389,399 SF)  
EXISTING TREES PRESERVED: 0 S.F. (0%)  
REQUIRED NEW TREE CANOPY: 77,880 SF (20%)  
TREE CANOPY TO BE PLANTED: 77,880 SF (20%)

## TREE CANOPY CALCULATIONS TRACT 2

CLASS: C  
SITE AREA: 12.72 AC (554,018 SF)  
EXISTING TREES PRESERVED: 0 S.F. (0%)  
REQUIRED NEW TREE CANOPY: 110,804 SF (20%)  
TREE CANOPY TO BE PLANTED: 110,804 SF (20%)

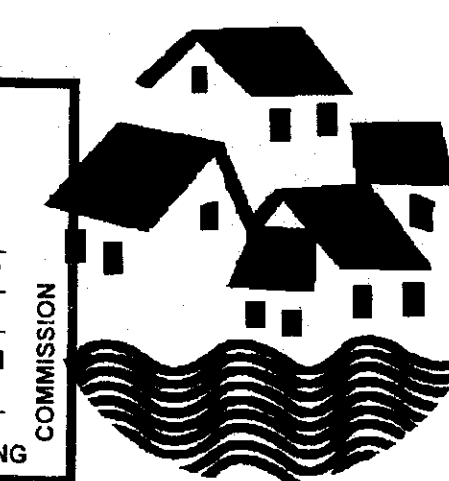
## OPEN SPACE CALCULATIONS TRACT 2

DENSITY = 19.18 DU/AC  
AREA = 12.72 AC (554,018 SF)  
REQUIRED OPEN SPACE = 55,402 SF (10%)  
OPEN SPACE PROVIDED:  
RECREATIONAL OPEN SPACE  
CLUB HOUSE, POOL & SURROUNDING YARD AREA = 16,000 SF  
BARK PARK & SURROUNDING YARD AREA = 17,000 SF  
TOTAL RECREATIONAL OPEN SPACE = 33,000 SF (6.0%)  
AESTHETIC OPEN SPACE  
PARKWAY LBA = 51,700 SF (9.3%)  
TOTAL OPEN SPACE PROVIDED = 84,700 SF (15.3%)

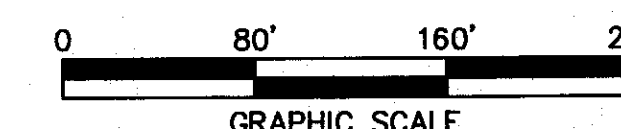
## OPEN SPACE CALCULATIONS TRACT 1

DENSITY = 15.66 DU/AC  
AREA = 8.94 AC (389,399 SF)  
REQUIRED OPEN SPACE = 58,410 SF (15%)  
OPEN SPACE PROVIDED:  
RECREATIONAL OPEN SPACE  
CLUB HOUSE, POOL & YARD AREA = 23,050 SF  
MAIL ISLAND = 9,300 SF  
TOTAL RECREATIONAL OPEN SPACE = 32,350 SF (8.3%)  
AESTHETIC OPEN SPACE  
PARKWAY LBA = 50,820 SF (13.1%)  
TOTAL OPEN SPACE PROVIDED = 83,170 SF (21.4%)

Ashby Green



Apartment Homes



WM # 7856

07077dev.dwg

milestone



design group, inc

108 Davenport Lane  
Suite 300  
Louisville, Ky 40223  
t: (502) 327-7073  
f: (502) 327-7066

ASHBY GREEN  
APARTMENT HOMES

DATE: 9/2/08

DRAWN BY: D.L.E.

CHECKED BY: J.M.M.

SCALE: 1"=80' (HORZ)

SCALE: N/A (VERT)

## REVISIONS

12/16/08 LAYOUT REVISION
2/1/09 AGENCY COMMENTS
2/6/09 REVISIONS
3/3/09 ENTRANCE REVISIONS
3/24/09 PW COMMENTS
5/6/09 COMPACTOR REVISION

RECEIVED

JUN 10 2009  
PLANNING &  
DESIGN SERVICES

## DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER  
07077

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OF

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